



MINUTES DUVALL HEARING EXAMINER

**Rose Room - Duvall Library, 15619 Main Street N.E., Duvall
Tuesday, December 5, 2006 at 6:30 PM**

- 1. Call to Order**
John Galt, Hearing Examiner, called the meeting to order at 6:33 pm.
- 2. Roll Call**
Staff members Steve Leniszewski, City Engineer, Lara Thomas, Associate Planner, and Todd Hall, Assistant Planner, were present.
- 3. Announcements**
John Galt explained the procedures and rules for conducting a Hearing Examiner Meeting and noted that anyone who wishes to testify must sign in on the party of record sheet.
- 4. Public Hearing**

Cherry Valley Village Preliminary Long Plat

Location: NE Cherry Valley Rd. and 1st Avenue NE

File No: SU06-001

Project Planner: Todd Hall, Assistant Planner

John Galt explained he had examined the site, the staff report and exhibits 1-15 for the Preliminary Site Plan Review. Mr. Galt entered into the record exhibits 1-15 into the record.

David Gipson, Harmsen and Associates, represented the applicant (Ben Magnuson), and presented the Cherry Valley Village project to the Hearing Examiner. He asked for minor modifications to the staff report.

Staff members Todd Hall, Lara Thomas, and Steve Leniszewski provided clarifications on a number of conditions in the staff report.

Mr. Galt stated that the issue regarding the fence line along 1st Avenue NE with the adjacent property owner shall be resolved prior to Final Plat.

Mr. Galt asked City staff to clarify what is required by the applicant for safe walking routes to and from the Cherry Valley Elementary School, the road improvement changes required if the fence line along First Avenue NE is not resolved with the adjacent property owner, and for shared construction conditions with the property owner to the south. Mr. Galt allowed for a 5 minute recess for staff to draft a condition regarding the safe walking routes.

Mr. Galt allowed staff to submit Exhibit 16 to be entered into the record within 10 working days regarding the First Avenue NE alignment if the property owner to the east contests the property line as shown on the current site plan. A condition was added regarding construction issues between the two adjoining properties that are sharing construction costs and utilities (Allen St. Village Preliminary Plat). A condition was added to require the applicant to construct a 5-foot asphalt path from First Ave across the mobile home park to the elementary school. (See Notice of Decision for specific language of these conditions).

8. Adjournment

John Galt, Hearing Examiner, left the hearing open for City staff to submit Exhibit 16 within 10 working days. The hearing was adjourned for the Cherry Valley Village Preliminary Long plat (SU06-001), with the record left open as stated above, at 7:55 p.m.